

affect the right of the association to enforce the collection of any charges that shall become payable after the acquisition of title by such subsequent bona fide purchaser for value.

(c) The lien herein created shall be subordinated to the lien of laborers, contractors, or materialmen furnishing labor or services in connection with the construction or alteration of any improvement located on any lot, except that nothing herein contained shall be held to affect the rights herein given to enforce the collection of such charges accruing after foreclosure of any such lien.

VI.

MISCELLANEOUS

6.1 No sign(s) of any nature may be placed or maintained on any lot by any owner, realtor, contractor or other person without first obtaining the written consent of the Architectural Committee. If permission to erect sign(s) is given, the Architectural Committee shall have the right to restrict the size, color and contents of such sign(s). This restriction is not intended to prohibit property owners from identifying their property with sign(s) in keeping with the general architecture in Cliff Ridge Colony.

6.2 Nothing herein contained shall be construed to prevent College Properties, Inc., its successors and assigns, as Developer, from maintaining temporary offices or a temporary storage building or storage area on any lot while the subdivision is in the process of being developed. Furthermore, on the area reserved for future development, being located near the entrance way, Developer reserves the right to develop and use part of that area as a sales or reception office, general store, or other type business or commercial facility to serve the residents in the Colony as well as others.

6.3 No vehicles shall remain abandoned on any property (including any numbered lot) or street in this subdivision and should the same be abandoned or unattended for seven (7) days the same may be removed and stored at the expense of the owner. All motor vehicles belonging to property owners in this subdivision shall maintain a current license tag and a current inspection sticker.

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